

RE

REGULATORY RECORD

RERA Document

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FORM 'A'

[See rule 3 (2)]

APPLICATION FOR REGISTRATION OF PROJECT

To

2353



The Real Estate Regulatory Authority
Tamil Nadu Real Estate Regulatory Authority (TNRERA)
3rd Floor (East Wing), CMDA, 'Thalamuthu-Natarajan Maaligai'
No.1, Gandhi Irwin Road, Egmore, Chennai - 600 008

Sir,

We hereby apply for the grant of registration of our project "**CROWN RESIDENCES**", at Poonamallee High Road, Comprised in T.S.No. 1/1, 1/4 & 1/5 in Block No.33 and T.S.No. 8/1 & 8/2 in Block No.35 in Old Survey Nos. 140(Part), 142(Part), 144, 145, 148(Part), 146(Part), 147(Part), 148(Part) (2078 Dwelling Units) of Koyambedu Village, Aminjikarai Taluk, Chennai District, Chennai within the limit of Greater Chennai Corporation.

1. The requisite particulars are as under:-

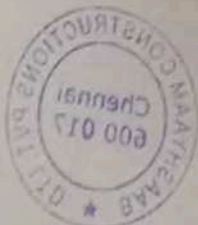
In case of firm / societies / trust / companies / limited liability partnership / competent authority -

- (a) Name - **M/S. BAASHYAAM CONSTRUCTIONS PVT. LTD**
- (b) Address - **No.87, G N Chetty Road, T.Nagar, Chennai - 600 017**
- (c) Copy of registration certificate - **Refer Annexure attached.**
- (d) Main objects - Main object of the company is Real Estate - **Constructing mainly Villas, Residential & Commercial Buildings**
- (e) Name, photograph and address of chairman of the governing body / partners / directors etc - **List of Directors and their addresses enclosed as per Annexure B**
- (i) PAN No. **AACCB4376P - A copy enclosed as per Annexure attached.**
- (ii) Name and address of the bank or banker with which account in terms of section 4 (2)(1)(D) of the Act will be maintained - **Name: HDFC BANK LTD, Account**



No:57500000152801, Branch Name: Lower Parel, Mumbai, Address: Unit No.501 & 502, 5th Floor, Tower B, Peninsula Business Park, Lower Parel, Mumbai, Maharashtra - 400 013.

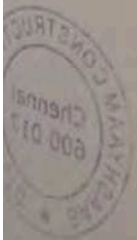
- (iii) Details of project land held by the applicant - "CROWN RESIDENCES" Situated at Poonamallee High Road, Comprised in T.S.No. 1/1, 1/4 & 1/5 in Block No.33 and T.S.No. 8/1 & 8/2 in Block No.35 in Old Survey Nos. 140(Part), 142(Part), 144, 145, 148(Part), 146(Part), 147(Part), 148(Part) (2078 Dwelling Units) of Koyambedu Village, Aminjikarai Taluk, Chennai District, Chennai within the limit of Greater Chennai Corporation.
- (iv) Details of Approval obtained from various Competent Authorities for commencing the Project-Enclosed Approval Letter - Refer Annexure attached.
- (v) Brief details of the projects launched by the promoter in the last five years, whether already completed or being developed, as the case may be, including the current status of the said projects, any delay in its completion, details of cases pending, details of type of land and payments pending etc - **Brief Details of the Projects launched by the promoter in the last Five Years enclosed - Refer Annexure attached.**
- (vi) Agency to take up external development works Local Authority (exact Authority or any agreement to the Authority) / Self Development -
1. Road System: Internal Pathways - Self Development
 2. Sewage & Drainage System: Chennai Metropolitan Water Supply & Sewage Board (CMWSSB)
 3. Water Supply - Chennai Water Board (CMWSSB)
 4. Electricity Supply Transformers & Sub Station - Electricity to be supplied by Tamil Nadu Electricity Board (TNEB)
- (vii) Registration fee by way of a RTGS dated 3rd March 2020 drawn on 3rd March 2020 bearing No. DRIDIB0001010 for an amount of Rs.8,92,700/- calculated as per sub-rule (3) of rule 3 - **Refer Annexure attached.**
- (viii) Any other information the applicant may like to furnish - Nil.
2. We enclose the following documents in triplicate, namely:-
- (i) authenticated copy of the PAN card of the promoter - AACCB4376P - A Self attested copy is enclosed as per Annexure attached.
 - (ii) audited balance sheet of the promoter for the preceding financial year - Audited copy of the Balance sheet has been enclosed as per Annexure attached.



- (iii) copy of the legal title deed reflecting the title of the promoter to the land on which development is proposed to be developed along with legally valid documents with authentication of such title, if such land is owned by another person - **A copy of the Legal Title Report is enclosed as per Annexure attached.**
- (iv) the details of encumbrances on the land on which development is proposed including any rights, title, interest or name of any party in or over such land along with details - **Enclosed as per Annexure attached.**
- (v) where the promoter is not the owner of the land on which development is proposed details of the consent of the owner of the land along with a copy of the collaboration agreement, development agreement, joint development agreement or any other agreement, as the case may be, entered into between the promoter and such owner and copies of title and other documents reflecting the title of such owner on the land proposed to be developed - **GPA attached.**
- (vi) Authenticated copy of the building permit and sanctioned plan from the competent authority in accordance with the laws applicable for the project, and where the project is proposed to be developed in phases, an authenticated copy of the planning permission, building permit / building sanction plan, partial completion certificate for each of such phases - **Annexure attached-Drawing**
- (vii) (the sanctioned plan, layout plan and specifications of the proposed project or the v phase thereof, and the whole project as sanctioned by the competent authority -
 • **A list of specification of the Project is enclosed as per Annexure attached.**
)
- (viii) the plan of development works to be executed in the proposed project and the proposed facilities to be provided thereof including fire- fighting facilities, drinking water facilities, solid and liquid waste management, emergency evacuation services, use of renewable energy - **Plan of Development works including proposed facilities is enclosed as per Annexure N**
- (ix) the location details of the project, with clear demarcation of land dedicated for the project along with its boundaries including the latitude and longitude of the end points of the project - **Annexure attached.**

North By: Cooum River in T.S.No.1 of Block No.34

South By: Poonamallee High Road, Block No.36, T.S.Nos.4, 5,



9, 10, 12, 13 of Block No.35, T.S.Nos.2/1, 2/2, 4, 5
of Block No.36
East By: T.S.Nos.2, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 of
Block No.33
West By: Cooum River in T.S.Nos.1 of Block No.34, T.S.Nos.9,
10, 13 of Block No.35

- (x) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be executed with the allottees:
- (xi) the number, type and the carpet area of apartments for sale in the project along with the area of the exclusive balcony or verandah areas and the exclusive open terrace areas with the apartment, if any:
- (xii) the number and areas of garage for sale in the project:
- (xiii) the number of parking areas in each type of parking such as open, basement, stilt, mechanical parking etc. available in the real estate project: 2915(Covered consists of Stilt,Basement 1 & 2) Open 239.
- (xiv) the names and addresses of his real estate agents, if any, for the proposed project:Nil.
- (xv) the names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project: **Annexure Attached.**
- (xvi) a declaration in Form-B **Annexure Attached.**

(Note: If any of the above items is not applicable write "N.A." against the appropriate items)

3. I/We enclose the following additional documents and information regarding ongoing projects, as required under rule 4 of the Rajasthan Real Estate (Regulation and Development) Rules, 2017 and other provisions of the Act, rules and regulations made thereunder, namely:-

- (i)
(ii)
(iii)

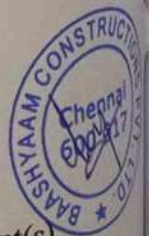
4. I/We solemnly affirm and declare that the particulars given in herein are correct to my /our knowledge and belief.

Date:

Place:

Yours faithfully,

Signature and seal of the applicant(s)



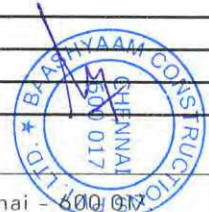
Promoter Name		BAASHYAAM CONSTRUCTIONS PVT. LTD			
S.No.	Full Name	Residential Address	Designation	PAN No.	PHOTO
1	RADHAKRISHNAN YUVARAAJANN	15/1, 2nd Main Road, Kottur Gardens, Kotturpuram, Chennai - 600 085	Director	AAQPY2766F	
2	YUVARAJAN ABINESH	15/1, 2nd Main Road, Kottur Gardens, Kotturpuram, Chennai - 600 085 Ph: 044 - 4290 2345 Mail id: abineshyuvaraj@bashyamgroup.com	Director	AISPA2423R	
3	YUVARAJAN BASHYAM	15/1, 2nd Main Road, Kottur Gardens, Kotturpuram, Chennai - 600 085	Director	ALKPB0656L	



Crown Residences - JOINT VENTURE - Owners Details					
S.No.	Full Name	Residential Address	PAN No.	Cont no & Mail id	PHOTO
1	Mr. K.V.Santhanakrishnan	No: 87, G. N. Chetty Road, T. Nagar, Chennai - 600 018	AASPS3712R	98407 89258 info@bashyamgroup.com	
2	Mr. L.R. Venkatesh	No: 87, G. N. Chetty Road, T. Nagar, Chennai - 600 018	AKMPV2522J	98407 89258 info@bashyamgroup.com	
3	Mr. L. R. Ravi Prasad	No: 87, G. N. Chetty Road, T. Nagar, Chennai - 600 018	AACPR9982N	98407 89258 info@bashyamgroup.com	
4	Mr. K.V. Muralidharan	No: 87, G. N. Chetty Road, T. Nagar, Chennai - 600 018	AAJPM9817Q	98407 89258 info@bashyamgroup.com	
5	Ms. P. Vedha	No: 87, G. N. Chetty Road, T. Nagar, Chennai - 600 018	AADPV8846J	98407 89258 info@bashyamgroup.com	
6	Mr. K. V. Yoganand	No: 87, G. N. Chetty Road, T. Nagar, Chennai - 600 018	AAHPY6492P	98407 89258 info@bashyamgroup.com	
7	Ms. Ranganayaki	No: 87, G. N. Chetty Road, T. Nagar, Chennai - 600 018	AAEPRS140A	98407 89258 info@bashyamgroup.com	



Project Name	CROWN RESIDENCES	
Promoter Name	BAASHYAAM CONSTRUCTIONS PVT. LTD	
	CONTRACTOR & CONSULTANT DETAILS	
Project Architect	Consultant	
	Name	CnT Architects
	Registered in any Govt Dept (Only Yes/No)	Yes
	MCA No.	No
	Year of Establishment	Dec-10
	Mobile No.	+91 98452 12022
	e mail id	prem@cnt.co.in
	Address Line 1	No.7,
	Address Line 2	Palace Cross Road,
	District	Bangalore.
	State	Karnataka
	Pin Code	560020
	Key Projects Completed	List attached
Structural Consultant	Name	Nadig Consulting
	Registered in any Govt Dept (Only Yes/No)	Bruhat Bangalore Mahanagara Palike / Chennai Metropolitan Development Authority
	Corporation/LB License No.	No. SE-185 / 2015-16 No. SE/GR-I/2020/02/252
	Year of Establishment	2015
	Mobile No.	98805 14746 / 9980572188
	e mail id	rajeshnt@nadigconsulting.com, arun@nadigconsulting.com
	Address Line 1	G2, Pride Elite
	Address Line 2	No. 10, Museum Road, Bangalore
	District	Bangalore Urban
	State	Karnataka
	Pin Code	560 001
	Key Projects Completed	1. Prestige Tranquillity 2. Prestige Falcon City 3. Garden City 4. Embassy Springs Apartments
PHE & Fire Fighting Consultants	Consultant Name	Mukund and Associates - (D. Mukuntharaj)
	Registered in any Govt Dept (Only Yes/No)	No
	License No.	NIL
	Year of Establishment	2002
	Mobile No.	94440 79670
	e mail id	mukund.associates@gmail.com
	Address Line 1	CG-1, Vinoth Viruksha,
	Address Line 2	106, Thai Moogambigai Dental College Road, Nerkundram,
	District	Chennai.
	State	Tamilnadu
	Pin Code	600 107
	Key Projects Completed	List attached



Geo Technical Consultant	Consultant Name	Geo Marine Consultants Pvt Ltd.,
	Registered in any Govt Dept (Only Yes/No)	-
	License No.	
	Year of Establishment	1994
	Mobile No.	
	e mail id	geotech@geomarineindia.com / info@geomarineindia.com
	Address Line 1	# 11, 2nd Main Road, Kannappa Nagar Ext,
	Address Line 2	Kottivakkam, Chennai – 600 041.
	District	Chennai
	State	Tamil Nadu
	Pin Code	600 041.
	Key Projects Completed	1.Prestige Bell Vista - Kattupakkam 2.L & T Eden Park Chennai 3.Brigade World - Trade Center Chennai
Electrical Consultant	Consultant Name	PAL Designs
	Name	S Palaniappan
	Registered in any Govt Dept (Only Yes/No)	NO
	License No.	Not Applicable
	Year of Establishment	2006
	Mobile No.	044 – 43597752, 24743582
	e mail id	paldesigns@gmail.com; spal@paldesigns.in
	Address Line 1	New No. 14 (Old No.20),
	Address Line 2	Raghavan Colony 3rd Street Jaffer Khan Pet
	District	Chennai
	State	Tamilnadu
	Pin Code	600 083
	Key Projects Completed	1. "Pinnacle Crest", M/S Bashyam Constructions, Sholinganallur, Chennai 2. "City Side", M/S Appaswamy Real Estates, OMR, Chennai 3. "City Square", M/S Appaswamy Real Estates, OMR, Chennai 4. "Temple Green", M/S Arun Excello, Oragadam 5. "Estancia" M/S Arun Excello, Oragadam

Civil Contractor Name	Consultant Name	NARAYANI CONSTRUCTION
	Registered in any Govt Dept (Only Yes/No)	No
	License No.	-
	Year of Establishment	2018
	Mobile No.	9500810299
	e mail id	narayaniconstruction2018@gmail.com
	Address Line 1	126/7A, CMRD Road,
	Address Line 2	Keelkattalai
	District	Kanchipuram
	State	Tamil Nadu
	Pin Code	600117



HVAC CONSULTANT	Consultant Name	Air Treatment Engineering Pvt Ltd.,
	Registered in any Govt Dept (Only Yes/No)	Yes (GST)
	License No.	33AACCA9644B1Z1
	Year of Establishment	1998
	Mobile No.	9445051801
	e mail id	bdm@airtreatment.in
	Address Line 1	No. L-6,2nd West Street
	Address Line 2	Kamaraj Nagar, Thiruvanmiyur,
	District	Chennai
	State	Tamilnadu
	Pin Code	600 041.



Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One

Ask anything about a property and get an answer grounded in live government records, with the sources shown.

[/landlens/one](#)



Verify My Land

Every record check run on one property and returned as a single report.

[/landlens/verify-my-land](#)



Legal Opinion

An advocate's written opinion on the title, built on the records we pull for it.

[/landlens](#)



One Map

Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.

[/landlens/one/map](#)



PriceMap

What land actually changed hands for around this plot, taken from the registered deeds.

[/landlens/pricemap](#)



Build Scope

What you are allowed to build here: floor space, height, coverage and setbacks.

[/landlens/build-scope](#)



Property Tracker

Watch a property and hear about it when something new is registered against it.

[/landlens/property-tracker](#)



Deal Room

Run the transaction in one place: documents, stamping, signatures and the parties.

[/landlens/deal-room](#)



Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

Encumbrance Certificate

Patta and Chitta

Field Measurement Sketch

EC Analyzer

Bank charge check

Court case search

Seller background check

Approval check by survey

Value and duty

What it is worth and what it costs to register.

Guideline value by street

Guideline value by survey

Stamp duty and registration fees

Capital gains

Floor space index

Area unit converter

Zoning and land use

What the plan says can happen on this land.

Land use zone finder

CMDA land use check

Coastal regulation zone

Master plan check

Water bodies finder

Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

Find your registering office

Temple property check

Waqf property check

RERA register



Every free tool
/tools



Services we run
for you
/services



The LandLens
suite
/landlens/one



Every claim in this document traces back to a government record.

Legal opinions, due diligence and title verification

Building plan, layout and sub-division approvals

Completion and occupancy certificates, regularisation

Escrow, negotiation and NRI property management

Land survey, soil testing, architecture and construction

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OMR Thoraipakkam,
Chennai 600 097, India
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+91 9996 12 9996

Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.

